



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**102 Dalglish Bay NW**  
**Calgary, Alberta**

**MLS # A2280097**



**\$749,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Open House: Jan 24th 1:00-4:00 pm.HUGE CORNER LOT | FUTURE BACKYARD SUITE DP APPROVED | WALKOUT BASEMENT | MOVE-IN READY| An exceptional opportunity to own a bright, updated 4-level split situated on a massive corner lot, featuring an illegal suite with a walkout basement. The expansive, south-west facing backyard feels like your own private, treed oasis&mdash;quiet, serene, and perfect for relaxing or future development. The main floor showcases beautiful oak hardwood flooring and oversized windows that flood the home with natural light. The spacious dining area features a large picture window, ideal for hosting family dinners. The well-appointed kitchen offers ample cabinetry and storage, under-cabinet lighting, a gas stove, dishwasher, garburator, a convenient desk area, a large pantry, and a picturesque view from the window above the double sink. Main-floor laundry adds everyday convenience. Upstairs, you&rsquo;ll find hardwood floors throughout the generous primary bedroom and another bedroom. The third level features two more bright bedrooms with large windows, cozy carpeting, and a 3-piece bathroom. The fourth level completes the home with a second laundry room, a 4-piece bathroom, utility room, a fifth bedroom with glass pocket sliding doors, and a spacious second kitchen with living/dining area that opens directly to the backyard via a walkout&mdash;ideal for extended family or rental potential. Outside, the large, private south west-facing backyard is incredibly peaceful, where you can enjoy birdsong and nature. Parking is abundant with a detached double garage, additional parking in front of the garage, and street parking. Alternatively, take advantage of the DP-approved backyard suite, with approved drawings available in the supplements. Located just 5 minutes walking to Dalhousie C-Train Station, shopping plaza,

schools, Northland Village Mall, parks, and scenic walking trails&mdash;this home offers outstanding convenience, flexibility, and long-term value.